



MIAMI-DADE COUNTY
REGULATORY AND ECONOMIC RESOURCES
DEPARTMENT
Building Support Section
 11805 S.W. 26 Street (Coral Way), Room 230
 Miami, FL 33175-2474
 Phone: (786) 315-2424
 Fax: (786) 315-2548

COC OFFICIAL USE ONLY

Date: 10/7/2015

**NOTICE OF HEARING DECISION
 AND ORDER OF MIAMI-DADE COUNTY
 UNSAFE STRUCTURES APPEAL PANEL**

PLEASE NOTE: FOR FULL INFORMATION CONCERNING THE DECISION PLEASE READ THIS DOCUMENT IN ITS ENTIRETY

MICHAEL LOW
 5807 N FARRAGUT DR

HOLLYWOOD FL 33021

Re: **781 NE 154 ST**

Legal Description: **18 52 42 PB 75-82 ROSE GLEN SUB 3RD ADDN LOT 9 BLK 7 LOT SIZE 99.990 X 87 OR 20904-2180 07 2002**
6 COC 23413-2301 04 2005 1

USP No.: **DC20150170524U**

At its meeting on **10/7/2015**, the Unsafe Structures Appeal Panel considered your request for an extension of the compliance date(s) either to obtain required building permits, complete all work and/or meet another time deadline for compliance as specified in its initial order. After hearing the testimony of the owner, authorized representative, interested parties and County staff and considering the evidence of record, the Unsafe Structures Appeal Panel ruled that the request(s) for extension(s) of time be approved as indicated below.

STRUCTURE	ORDER	DATE TO COMPLY
AB	Secure Structure	May 31, 2015- No Change
AB	Submit Engineer's Report	August 24, 2015- No Change
AB	Obtain Permit	February 4, 2016
AB	Complete All Work and Obtain Final Inspection Approval	August 2, 2016
C	Submit Engineer's Report	August 24, 2015- No Change
C	Obtain Permit	February 4, 2016
C	Complete All Work and Obtain Final Inspection Approval	August 2, 2016

If **No Change** is indicated in the box above, then the number of days as indicated in the Unsafe Structures Appeal Panel's most recent previous order applies. Otherwise, the new deadline to comply as indicated in the box above applies.

Miami-Dade County Department of Regulatory and Economic Resources Unsafe Structure Case Number = 20150170524

10/7/2015
 MICHAEL LOW
 Case No.: **DC20150170524U**
 Re: **781 NE 154 ST**

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This document is recorded by the Building Official with the Clerk of the Circuit Court. This recording will constitute constructive notice to all concerned, as well as any subsequent purchasers, that a decision has been rendered by the Unsafe Structures Appeal Panel on the above referenced property.

The Unsafe Structures Appeal Panel is Quasi-Judicial. The decision and specified compliance date(s) are final and binding. The Appeal Panel will not consider an additional request for extensions of time or a rehearing of this case. Any person aggrieved by a decision of the Unsafe Structures Appeal Panel may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure as indicated in Section 8-5 of the Code of Miami-Dade County.

For further information, please contact the Miami-Dade County Department of Regulatory and Economic Resources, Unsafe Structures Unit, at (786) 315-2424.

Respectfully,



 RAPHAEL C. CHIAPPETTA, Chairperson
 Unsafe Structures Appeal Panel

Motion Made by:



 RAFAEL A. RODRIGUEZ, Panel Member

Seconded by:



 PETER J. KOUCHALAKOS, Panel Member



Seal

This instrument was prepared by
 JENNIFER M. LUCAS, M.
 Miami-Dade County
 Regulatory & Economic Resources Dept.
 1000 B.A. Dr. SE, Suite 100
 Miami, Florida 33134

INTERESTED PARTIES: 10/7/2015
MICHAEL LOW
Case No.: **DC20150170524U**
Re: **781 NE 154 ST**

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Interested Parties Attachment

Known Interested Parties for Case Number: 20150170524 as of 9/2/2015

ITEM	NAME	CARE OF	ADDRESS
1	NOR CAL SALES INC		198 NW 79TH ST MIAMI, FL 33150-0000 USA
2	CMFL INVESTMENTS, LLC	C/O JOEL S. PIOTRKOWSKI, ESQ	317 71ST ST MIAMI BEACH, FL 33141-0000 USA
3	ALFRED LOW		880 SPRING CIR APT 202 DEERFIELD BEACH, FL 33441-8156 USA